

**Historic Preservation Commission
April 17, 2007, Regular Meeting Minutes**

1. Call to Order: 5:45 P. M.

The Round Rock Historic Preservation Commission met in regular session on Tuesday, April 17, 2007, in the Council Chambers at City Hall, located at 221 E. Main Street.

2. Roll Call

Present for roll call were Commissioner Bill Huggins, Commissioner Nancy Weaver, and Commissioner Jerry Hodges. Staff included Taylor Horton, Planner; and Amy Swaim, Planner Technician.

3. Approval of Minutes:

3.a. March 20, 2007

Motion: Motion by Commissioner Bill Huggins, second by Commissioner Nancy Weaver to approve the March 20, 2007, minutes as presented.

Vote: AYE: Commissioner Bill Huggins, Commissioner Nancy Weaver, and Commissioner Jerry Hodges. The vote was 3-0. The motion carried.

4. Old Business:

4.a. Consider a recommendation concerning a change to the building materials for the proposed rear addition at 104 E. Main Street.

Mr. Horton stated at the February meeting, the applicant filed a request to allow split-faced CMU rather than limestone for the proposed rear addition. The Commission denied the request, and Staff suggested the applicant look into new materials. However, according to the applicant, no new or better materials were found. Mr. Horton stated Staff feels the proposed material, split-faced CMU, is appropriate for this site because of the location of the work being proposed. He also indicated that the Design Guidelines suggest, not require, that the same materials be used for additions. He stated in this case, the intent of ordinance has been met, and because the location of the addition is a secondary entrance, Staff feels it is reasonable to allow split-faced CMU on the rear of building.

Buddy Crossley, owner, indicated the addition will cover the existing concrete block wall located at the rear of the building.

Commissioner Huggins stated his concern is that the HPC would be setting a precedent by allowing CMU, which is not a historic material. He indicated the addition would be visible from Mays Street.

Commissioner Hodges asked about fire rating.

Mr. Crossley stated limestone has no fire rating. He then explained the construction of the wall and indicated his proposal would be an improvement over what is already there. Mr. Crossley asked the Commission to postpone this item and visit his site before making a decision.

Commissioner Weaver stated that although cost is not an issue for the HPC, she would like to know the cost difference between the proposed CMU and limestone.

Mr. Crossley stated the difference is approximately \$70,000.

Motion: Motion by Commissioner Jerry Hodges, second by Commissioner Nancy Weaver to postpone a recommendation concerning a change to the building materials for the proposed rear addition at 104 E. Main Street.

Vote: AYE: Commissioner Bill Huggins, Commissioner Nancy Weaver, and Commissioner Jerry Hodges. The vote was 3-0. The motion carried.

5. New Business:

5.a. Consider a recommendation concerning an addition to the residence at 507 East Main Street.

Mr. Horton stated this proposal is for a 1,736-SF, two-story addition. He then explained the materials and construction.

Darren and Colleen Quick, property owners, were present. Mr. Quick stated house was built in 1910 and has been in his family since 1918. The house is currently 1,700-SF and is made of pier/beam construction. Mr. Quick indicated approximately 2 years ago, a leveler insisted on taking out the skirting, but they (owners) would not allow it. He stated they are proposing to take off the limestone rock and put in supporting perimeter beams, then rebuild the corner with the original rock.

Mrs. Quick presented the Commission with pictures of house. She stated the back of the house has window they want to take out and use somewhere else, but they want to keep things as close to original as possible.

Commissioner Hodges asked if the proposed addition exceeds the height of original house.

Mrs. Quick replied no.

Commissioner Hodges asked if the materials would include wood siding.

Mr. Horton stated the materials would consist of hardi-plank, and the spacing would match up.

Motion: Motion by Commissioner Jerry Hodges, second by Commissioner Bill Huggins to approve a recommendation concerning an addition to the residence at 507 East Main Street.

Vote: AYE: Commissioner Bill Huggins, Commissioner Nancy Weaver, and Commissioner Jerry Hodges. The vote was 3- 0. The motion carried.

6. Adjournment

There being no further discussion, the meeting adjourned at 6:10 p.m.

Respectfully Submitted,


Amy Swaim
Planner Tech